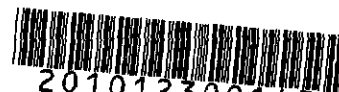


When recorded return to:  
Darrell Stewart and Kathleen Stewart  
1202 Decatur Circle  
Burlington, WA 98233



201012300147  
Skagit County Auditor

12/30/2010 Page 1 of 4 4:04PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Order No.: 245336515

CHICAGO TITLE

620012403

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Josephine B. Victor as Trustee of the Victor Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Darrell R. Stewart and Kathleen Stewart, husband and wife

the following described real estate, situated in the County of Whatcom, State of Washington:

Unit 20B, Cedar Point (a condominium), according to Declaration thereof recorded January 10,  
2002, under Auditor's File No. 200201100079 and any amendments thereto; And (Amended)  
Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit  
County, Washington; being a portion of Tract 17, BURLINGTON ACREAGE PROPERTY in  
Volume 1 of Plats, Page 49, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118774

Dated: December 29, 2010

The Victor Trust

By

*Josephine B. Victor*  
Josephine B. Victor  
Trustee

4005  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2010

Amount Paid \$ 2354.60  
Skagit Co. Treasurer  
By *mf* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Josephine B. Victor  
is/are the person(s) who appeared before me, and said person acknowledged that  
(he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the  
instrument and acknowledged it as the Trustee of The Victor Trust to be the free and voluntary act of  
such party for the uses and purposes mentioned in the instrument.

Dated: December 30, 2010

Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro-Woolley, WA

My appointment expires: 10/15/2012



201012300147  
Skagit County Auditor

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 11, 2000  
Auditor's No(s): 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline  
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s): 200109110082, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 2001  
Auditor's No(s): 200112130003, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s): 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington

Agreement, including the terms and conditions thereof, entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No. 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement

Agreement, including the terms and conditions thereof, entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No. 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s): 9709090114, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s): 9709090115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Water pipeline  
Affects: Portion of said premises and other property



201012300147  
Skagit County Auditor

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s): 9910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises

Storm water detention pond as delineated on the map and plan of the Second Amendment to the Cedars.

Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: January 10, 2002  
Auditor's No.: 200201100079, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 27, 2004; March 1, 2006; June 4, 2007; February 29, 2008  
Recording No.: 200404270060; 200603010116; 200706040181; 200802290192

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said Survey Map Plans:

Recording No: 200201100078

Reservations contained in deed:

Recording Date: October 15, 2004  
Recording No.: 200410150096

Assessments, if any, levied by City of Burlington.

Dues, Charges and assessments, if any levied by Cedar Point Condominium, Homeowners Association.

City, county or local improvement district assessments, if any.



201012300147  
Skagit County Auditor